



**DUMFRIES, VIRGINIA**  
Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

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AGENDA FOR PLANNING COMMISSION  
WORKSESSION & MEETING FOR AUGUST 13, 2012,  
VENUE: DUMFRIES TOWN HALL  
ADDRESS: 17755 MAIN STREET, DUMFRIES VA 22026

**PLANNING COMMISSION WORK SESSION 6:00 PM**

- I. Call to Order
- II. Roll Call
- III. Discussion
  - A. Town Council's request for the review, update, and alignment of descriptions, governances, and allowances of business types
    1. Section 70-246 relating to the intent of the B-1 zoning district
    2. Section 70-247(a) relating to allowable uses in the B-1 zoning district
    3. Section 70-247(b) relating to uses allowed with a Conditional Use Permit in the B-1 zoning district
    4. Section 70-247(c) relating to accessory uses in the B-1 zoning district
    5. Section 70-281 relating to the intent of the B-2 zoning district
    6. Section 70-282(a) relating to allowable uses in the B-2 zoning district
    7. Section 70-282(b) relating to uses allowed with a Conditional Use Permit in the B-2 zoning district
    8. Section 70-282(c) relating to accessory uses in the B-2 zoning district
    9. Section 70-481 relating to the intent of the FB/O-1 zoning district
    10. Section 70-482 relating to allowable uses in the FB/O-1 zoning district
    11. Section 70-483 relating to uses allowed with a Conditional Use Permit in the FB/O-1 zoning district
    12. Section 70-484 relating to accessory uses in the FB/O-1 zoning district
    13. Section 70-316 relating to the intent of the M-1 zoning district
    14. Section 70-317 relating to permitted uses in the M-1 zoning district
  - B. Town Council's request for the review of Section 70-14 Signs, related to the allowance of religious institutions and non-profit organizations to display temporary signs for events and program advertisement.
  - C. Section 70-541 – Improvements; standards for Site Plans. Consideration will encompass landscaping & lighting requirements, public improvements standards, buffering residential uses and related site planning elements.
- IV. Adjournment of Work Session, however, the Planning Commission may reconvene the Work Session at the conclusion of the Business Meeting.

## **PLANNING COMMISSION MEETING 7:00 PM – PUBLIC HEARING FOR TEXT AMENDMENTS**

- I. Call to Order
- II. Roll Call
- III. Approval/Adoption of minutes from the July Work Sessions
- IV. New Business
  - A. Election of Officers for Chairperson, Vice Chairperson and Recording Secretary.
  - B. [PUBLIC HEARINGS](#)
    1. Text Amendment to Section 70-13(h)(1) related to the definition of “floor area” as it relates to minimum parking space requirements & Section 70-13(k) Parking credit allowance, a new section related to allowing a portion of required parking spaces to be waived for uses that might accommodate different parking needs at different times of the day.
      - a) Staff Presentation – Morgan Brim
      - b) Applicant Presentation
      - c) Public Hearing
      - d) Discussion
      - e) Vote
    2. Text Amendment to Section 70-282(B), Uses Allowable Pursuant to a Conditional Use Permit in the B-2 zoning district specifically related to the allowance of multifamily/residential units above commercial, retail or office uses on the ground floor
      - a) Staff Presentation – Morgan Brim
      - b) Applicant Presentation
      - c) Public Hearing
      - d) Discussion
      - e) Vote
    3. Text Amendment to Section 70-287 related to allowable heights in the B-2 zoning district to allow modification of height and setback requirements subject to Conditional Use Permit
      - a) Staff Presentation – Morgan Brim
      - b) Applicant Presentation
      - c) Public Hearing
      - d) Discussion
      - e) Vote

4. Text Amendment to Section 70-542 Procedures related to the process and responsible agents for approval of site plans; specifically to allow site plans to be approved administratively by the Zoning Administrator and the Director of Public Works
  - a) Staff Presentation – Morgan Brim
  - b) Public Hearing
  - c) Discussion
  - d) Vote
5. Text Amendment to Section 70-22 (Temporary Uses) & Section 70-23 (Temporary Use General Standards)
  - a) Staff Presentation – Morgan Brim
  - b) Public Hearing
  - c) Discussion
  - d) Vote
6. Text Amendment to Section 70-679(a) related to meeting times for the Architectural Review Board.
  - a) Staff Presentation – Debi Sandlin
  - b) Public Hearing
  - c) Discussion
  - d) Vote

V. Information/discussion items

VI. Member comments

VII. Next meeting: September 10, 2012

VIII. Adjournment of Business Meeting. The Planning Commission may reconvene the Work Session.